153.0	0008	0007.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,027,600	/	1,027,600
USE VALUE:	1,027,600	/	1,027,600
ASSESSED:	1,027,600	/	1,027,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		FAYETTE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PATTERSON BRIAN F
Owner 2:	PURCELL EILEEN T
Owner 3:	
Street 1:	19 FAYETTE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BROMLEY JUDY A -
Owner 2:	-
Street 1:	19 FAYETTE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .127 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Vinyl Exterior and 3016 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5543.000	558,600		469,000	1,027,600
Total Card	0.127	558,600		469,000	1,027,600
Total Parcel	0.127	558,600		469,000	1,027,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 340.72 /Parcel: 340.72

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 102258
GIS Ref:
GIS Ref:
Insp Date: 06/04/14

!12066!

PREVIOUS ASSESSMENT

Parcel ID: 153.0-0008-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	558,600	0	5,543.	469,000	1,027,600		Year end	12/23/2021
2021	101	FV	542,200	0	5,543.	469,000	1,011,200		Year End Roll	12/10/2020
2020	101	FV	542,200	0	5,543.	469,000	1,011,200	1,011,200	Year End Roll	12/18/2019
2019	101	FV	381,800	0	5,543.	439,700	821,500	821,500	Year End Roll	1/3/2019
2018	101	FV	381,800	0	5,543.	363,500	745,300	745,300	Year End Roll	12/20/2017
2017	101	FV	381,800	0	5,543.	334,200	716,000	716,000	Year End Roll	1/3/2017
2016	101	FV	381,800	0	5,543.	304,900	686,700	686,700	Year End	1/4/2016
2015	101	FV	332,800	0	5,543.	299,000	631,800	631,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:49:09

LAST REV

Date	Time
03/10/21	09:56:42
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 12066

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROMLEY JUDY A	43437-124		8/3/2004		550,000	No	No		
	13690-726		5/1/1979		65,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/5/2021	8	Inter-De	11,500	O				
11/4/2013	1621	Heat App	9,000	C				
8/12/2013	1210	Addition	136,500	C				
1/6/2006	13	Redo Kit	15,000			G8	GR FY08	& 1/2BTH
6/9/1993	253	Manual	2,100					ROOFING
4/1/1992	104		6,500					15X22 WOOD DECK

ACTIVITY INFORMATION

Date	Result	By	Name
6/4/2014	Meas/Inspect	PC	PHIL C
2/26/2014	Info Fm Prmt	EMK	Ellen K
2/4/2014	Info Fm Prmt	EMK	Ellen K
12/5/2008	Meas/Inspect	294	PATRIOT
12/9/2004	MLS	MM	Mary M
4/18/2000	Inspected	264	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	264	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	102258
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5543		Sq. Ft.	Site		0	80.	1.06	9									469,031						469,000	

Total AC/HA:	0.12725	Total SF/SM:	5543	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	
Total:	469,031	Spl Credit		Total:	469,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	16 - Stone Vene	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.06732905
Const Adj.:	0.99346465
Adj $ / SQ:	148.450
Other Features:	101000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	626194
Depreciation:	67629
Depreciated Total:	558565

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

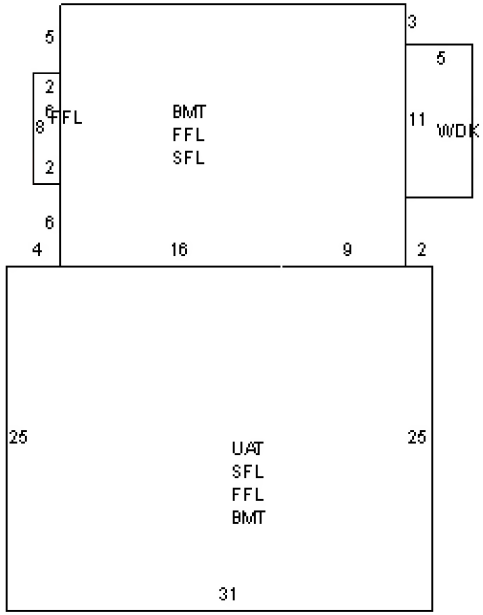
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	163.29
Special Features:	0	Val/Su Net:	139.13
Final Total:	558600	Val/Su SzAd	222.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,266	148.450	187,937
BMT	Basement	1,250	65.910	82,389
SFL	Second Floor	1,250	148.450	185,562
UAT	Upper Attic	194	59.380	11,505
WDK	Deck	55	15.900	874

Net Sketched Area:	4,015	Total:	468,267
Size Ad	2516	Gross Area	4596	FinArea	3016
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	40	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0008-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc